

23-25 Midland Road,
Bedford, Bedfordshire MK40 1PL

Prime Freehold Retail Investment

Lot 49

£82,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Retail/Ancillary	297.20 sq m Not Measured	GR AND MM BLACKLEDGE PLC (1) t/a Bodycare	5 years from 25/12/2015 on a full repairing and insuring lease	£82,500	24/12/2020
Total Ground Floor		297.20 sq m	(3,005 sq ft)		£82,500	

(1) For the year ending 31/12/2016, GR and MM Blackledge Plc reported a turnover of £134,068,588, pre-tax profits of £4,021,439 and a total net worth of £27,688,021 (Source: Experian Group 27/04/2018). Founded in 1970, Bodycare trades from 130 stores with more than 1,500 employees (Source: www.bodycareplus.com 27/04/2018).

Key Details

- Entirely let to GR and MM Blackledge Plc t/a Bodycare
- Tenant in occupation since 2001
- Prime pedestrianised retailing position in popular commuter town, opposite the entrance to The Harpur Shopping Centre
- Nearby occupiers include Primark, Topshop/Topman, Marks & Spencer, WH Smith, Boots the Chemist and Next, with Days department store due to open next door shortly

Location

- Miles: 17 miles north-east of Milton Keynes
28 miles south-west of Cambridge
- Roads: A6, A421, A428, M1
- Rail: Bedford Railway Station
Bedford St Johns Railway Station
- Air: London Luton Airport

Situation

Bedford is a popular commuter town with a population of some 80,000. The property is situated in a prime position on the northern side of the pedestrianised Midland Road, in the heart of the town centre. The property is directly opposite the Midland Road entrance to The Harpur Shopping Centre, which houses occupiers including Primark, Argos, Topshop/Topman, WH Smith and Boots the Chemist. Other nearby occupiers include Marks & Spencer, Tesco Metro, New Look and Next.

Description

The property comprises a well configured ground floor retail unit with ancillary accommodation to the rear. The first floor is not currently accessible. The property benefits from rear access via Allhallows.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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